

Business Name: Wilson's Power Washing & Sealing

Address: 3300 John Marshall Dr, Arlington, VA 22207

Phone: (571) 969-7761

Wilson's Power Washing & Sealing

Wilson's Power Washing & Sealing is a family-owned business and a leader in the mobile pressure washing industry in the Washington, DC metropolitan area offering commercial & residential exterior pressure washing. We have thermal power washing equipment on every vehicle. Services that are offered are softwashing, house washing, deck & hardscape cleaning. We have specialized crews that seal decks & patio pavers.

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3300 John Marshall Dr, Arlington, VA 22207

Business Hours

- Monday thru Saturday: 8:00am to 6:00pm

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Arlington's environment is harder on exterior surfaces than numerous house owners realize. Hot, humid summer seasons, pollen, shade from fully grown trees, roadway salt spray wandering up from significant highways, and regular freeze-thaw cycles all leave a mark on siding, decks, concrete, and roofing systems. Dirt is cosmetic in the beginning, but over a couple of seasons it develops into mildew, algae, embedded stains, and in some cases early product failure.

Power Washing Arlington VA is not almost blasting away grime to make things look better. Succeeded, it protects surfaces and extends the life of your home's exterior. Done badly, it removes paint, gouges wood, blows water behind siding, or scars concrete that you can not repair without replacement.

I have seen all of those outcomes in Arlington jobs, including one remarkable brick walkway where an enthusiastic owner utilized a big box shop machine with a zero-degree suggestion and actually carved his initials into the mortar by mishap. He saved a few hundred dollars on professional Power Washing Services Arlington VA and spent several thousand on masonry repairs.

The goal here is simple: assist you choose when a homeowner-grade power washer makes sense, how to pick one if it does, and when you are better off working with an expert Pressure Washing Arlington VA company. Along the way, I will stroll through the specific services that are worth spending for and the ones that are frequently oversold.

What "power washing" actually is, and why the terms matters

In everyday speech, people mix "power washing" and "pressure washing" as if they are the same thing. Experts in Pressure Washing speak about 3 a little different approaches:

Cold water pressure washing relies solely on water pressure and circulation, with cleaning agents when required. This is what nearly all house owner makers are. They are great for siding, decks, fences, and the majority of property tasks when used correctly.

Hot water power washing usages heated water under pressure. Heat breaks down grease, oil, and some natural staining much faster. This is common for commercial kitchen areas, parking lot, and greatly stained concrete. In residential work around Arlington, it shines on driveways with oil spots or algae-slick patio areas, however numerous professionals still use cold water with the right chemicals instead.



Soft washing uses low pressure (typically under 500 PSI) combined with specialized cleaning services. The chemicals do most of the work, not the physical impact of the spray. This method is crucial for roofs, older painted surface areas, some types of stucco, and delicate trim. A respectable Power Washer Arlington VA will discuss soft washing for roofing systems and certain sidings, not just "cranking up the pressure."



When you are comparing Power Washing Services Arlington VA, listen carefully to how they describe their process. A business that just talks about PSI and "blasting" is a threat for fragile surfaces. One that mentions specific nozzles, detergents, soft washing, and dwell time has actually typically gained from experience, not simply from the back of a device box.

Understanding PSI, GPM and what they truly mean for your home

When house owners purchase a power washer, they frequently concentrate on PSI, the pounds per square inch of pressure. More seems better. The real story is more nuanced.

Two numbers matter most: PSI and GPM (gallons per minute). PSI is how hard the water hits the surface area. GPM is how much water volume you need to in fact carry dirt and debris away. Multiply them, and you get "cleaning systems," which is a rough procedure of total cleaning power.

For typical Arlington homes, you hardly ever need more than 2,000 to 2,500 PSI for siding when coupled with the right nozzle and cleaning agent. I have safely cleaned vinyl with just 1,200 PSI by using a wide fan tip and a good

surfactant. What ruins surfaces is not just high pressure, however focused pressure in a tight stream, utilized too near to the product, for too long.

Concrete is harder and can generally tolerate 3,000 PSI or more, however just if the nozzle is moving at a stable pace and held at a sensible range. The driveway that looks streaky after a DIY wash typically experienced inconsistent distance and speed, not merely the incorrect machine.

Here is the practical takeaway: if you are considering your own Power Washer Arlington VA purchase, withstand the temptation to purchase "the most significant one they have." Rather, choose devices that matches your most fragile intended surface, then utilize method and detergents to do the rest of the work.

Choosing a homeowner power washer in Arlington

Not everybody requires an expert service whenever. For smaller sized projects, light upkeep, and area cleaning, a house owner system can be a great tool. The error I see typically is purchasing the wrong machine and anticipating professional-level results.

Gas vs electrical systems is generally the very first decision. Electric machines are quieter, lighter, and work well for small patios, furniture, and vehicle washing. The majority of being in the 1,500 to 2,000 PSI range with 1.2 to 1.5 GPM. They are fine for rinsing pollen off siding if the home is relatively tidy and you use a siding-safe detergent. They battle with heavy mildew, deep concrete staining, and bigger two-story homes because they simply can stagnate enough water.

Gas systems are louder and require more upkeep, however they normally use 2,500 to 3,000 PSI and 2.4 to 3.0 GPM. That combination is where you begin to approach what an entry-level specialist device can do. Gas devices are a better match for full driveway cleaning, greatly stained decks, and multi-story siding when paired with the ideal extension wands and nozzles.

In Arlington, storage matters. Gas units with open frames and exposed pumps do not enjoy being packed in humid, unventilated sheds, especially if winterization is sloppy. Pumps crack if water is left inside throughout a hard freeze. If you do not intend on flushing and storing your gas unit properly each fall, you might be much better with an electric model plus expert Power Washing Services Arlington VA for the big tasks when a year.

Think about sound and next-door neighbors too. If you live in a townhouse neighborhood or near delicate next-door neighbors, long gas machine sessions on a weekend early morning can develop friction. Electric systems are friendlier in tight advancements, specifically for quick cleanups.

Nozzle options, cleaning agents and fundamental safety

I have actually lost count of how many Arlington homeowners have actually informed me they "ruined an area" with a pressure washer. Nearly every story starts with the wrong tip and no detergent.

Most machines come with a color-coded set of nozzles. The smaller the degree number, the tighter and more aggressive the spray. Zero-degree is a pencil-thin jet that will engrave concrete and chew wood. A 15 or 25-degree tip is more flexible for concrete and brick. A 40-degree or devoted "soap" tip is the more secure option for siding, doors, and painted surfaces.

Detergents are not simply for odor or marketing. A surfactant breaks the surface stress on dirt and natural development, enabling lower pressure and less time on the surface area. On vinyl siding in Arlington's shady areas, where mildew grows, I typically use a siding-safe mix, let it dwell for numerous minutes, then rinse with moderate pressure. The water does not need to work almost as hard.

On the safety side, treat a pressure washer with the regard you would provide a power tool that can remove skin in a 2nd. Never ever point the wand at individuals or animals, do not climb ladders while holding an active weapon if you are untrained, and be aware of where water will go. I have seen water pressed behind siding reach electrical boxes and trigger breakers. That problem does not appear immediately; sometimes it shows up in the next heavy rain.

If you are leasing a system at a regional Arlington hardware store, ask the staff to stroll you through the pointers, suggested pressure for your surface areas, and any regional limitations. Some homeowners associations in Arlington have specific guidelines for work hours, sound, and even runoff into storm drains.

When do it yourself makes good sense in Arlington, and when it does not

There is a place for house owner Pressure Washing in Arlington VA. The technique is acknowledging that not every surface and not every problem belongs in the DIY bucket.

DIY is usually suitable for smaller sized, lower-risk tasks. If you have an easy concrete patio area with surface dirt and a little mildew, a rented electric or mid-grade gas washer can work, supplied you test a little location and do not try for perfect "like-new" repair. The exact same holds for plastic outside furnishings, standard fencing, or gently rinsing dust and pollen off vinyl siding that remains in excellent condition.

Where I advise caution is anything high, fragile, or connected carefully to your home's envelope and structural stability. Roof cleaning is the prime example. In Arlington, we see a lot of black streaks and lichen on asphalt shingles. Numerous house owners presume a strong blast from a leased device will cure that. Instead, they send high-pressure water up and under the shingles, eliminate granules, and in some cases void the roof warranty.

Soft washing with low pressure and roof-safe cleaning solutions is the accepted approach. The majority of homeowners do not have the equipment or the training to do that securely from the ground or proper roof access. An excellent Power Washing Arlington VA specialist will utilize detergents specifically labeled for roof algae, apply them evenly, and rinse gently, typically with barely more pressure than a garden hose.

The exact same logic uses to older painted surface areas, stucco, certain fiber cement sidings, and any surface area with stopping working caulk or visible cracks. On those, you can easily press water where it should not go. In the short-term, that creates hidden wetness. In the long term, it can suggest peeling paint, inflamed trim, or mold behind the siding.

I normally advise that homeowners consider professional help for whole-house washing on two and three story homes, roof cleaning, greatly stained or big concrete surface areas, and any circumstance where they are not comfortable operating at height with a live wand.

What expert Power Washing Services Arlington VA actually do

If you have actually only seen the consumer side of makers at a huge box store, you might assume specialists just have slightly bigger units and the very same approach. The better companies in our location run very differently.

A skilled Pressure Washing Arlington VA technician starts with a walkaround. They are not stalling; they are reading the surfaces. They look for oxidized siding, failing paint, broken stucco, open joints, plantings that need protection, and electrical fixtures that require protecting. On concrete, they note areas where the finish is currently worn or spalled, so they do not get blamed for pre-existing damage.

Then they select a method. For a normal Arlington brick front with vinyl sides and rear, a professional typically blends several methods on the very same job: soft wash mix for the siding and trim, slightly higher pressure with a surface area cleaner on the driveway, and hand deal with brushes in tight corners and on fragile features.

Chemistry plays a big role. For natural growth like mildew, algae, and some roof streaking, sodium hypochlorite in the best dilution, integrated with surfactants, does the majority of the work. For rust spots from irrigation or battery leakages on concrete, a different product is utilized, often acid based, and applied thoroughly. The best teams keep plant-safe practices in mind, pre-wetting plants and washing completely after chemical contact.

Time is another advantage. A proficient two-person crew with professional devices can typically finish a capacity wash, fundamental concrete cleaning, and deck wash in half a day. For a property owner with a smaller sized machine and no experience, that very same scope can extend across numerous weekends.

Beyond the speed and finish quality, you are purchasing threat management. A trustworthy firm carries insurance coverage that safeguards you if something does fail, whether that is a damaged window, a scarred deck board, or an unexpected response with a coating.

Core services most Arlington homeowners must consider

Not every offering noted on a professional's pamphlet is necessary, however some are really high worth in our area's conditions. When examining Power Washing Arlington VA services, these outside aspects generally deserve priority.

House washing is the workhorse service. On vinyl and most fiber cement homes in Arlington, a yearly or biannual soft wash removes mildew, pollen, spider webs, and light oxidation. It secures curb appeal and makes it much easier to notice early indications of trouble, such as hairline fractures or stopping working caulk, before water invasion ends up being a larger issue.

Roof cleaning is particularly useful for shaded homes under mature trees, or north-facing roofing systems that never quite dry out. Those black streaks are typically *Gloeocapsa lava*, a kind of algae that feeds upon the limestone filler in shingles. Left alone for many years, it can reduce roof life. A soft wash roof treatment in Arlington's environment normally lasts 2 to 5 years, depending on shade, tree protection, and air circulation.

Concrete and hardscape cleaning matters for more than appearances. Algae on shaded front actions and pathways can be slippery. I have seen an unexpected variety of slip-and-fall stories begin on a green film that everybody had stopped "seeing" since it developed gradually. A sensible yearly rinse with a surface area cleaner lifts the development and brings back grip, particularly on broom-finished concrete.

Deck and fence washing requires the most nuanced technique. Cedar, pressure-treated lumber, and composite each respond extremely differently. Too many Arlington decks have been furred up by someone with a high-pressure suggestion held too close, leaving raised wood fibers that grab dirt and water more easily. A mindful contractor depends on cleaning agents, lower pressure, and, for some spots, hand scrubbing to maintain the surface area. If you plan to reseal right after, inform your professional; they will adjust the process to avoid leaving behind anything that may interfere with adhesion.

Commercial and multifamily homes also benefit from routine Power Washing Services Arlington VA. Filling docks, parking areas, dumpster pads, and store walks gather oil, gum, and food waste that attract insects and develop liability. Lots of property supervisors set up quarterly or semiannual cleanings to stay ahead of problems and code issues.

Extras you may not need, and upsells to question

Like any service industry, exterior cleaning has its share of [Power Washing Services Arlington VA](#) unneeded additions. A few are worth a critical eye.

Be cautious with aggressive "oxidation elimination" on older siding. Light chalking on sun-facing walls is typical on older paint and vinyl. Attempting to scrub or power clean it entirely off in one see can leave irregular color and even reveal substrate beneath. Often a repaint or siding replacement is the more honest long-lasting response, despite the fact that it costs more.



Routine sealing of every surface is another area where marketing can get ahead of truth. Concrete sealants have their location, especially on decorative stamped work or salt-exposed driveways, but not every fundamental pathway requires a new finish every year. Over-application can create a slippery finish or peeling layers. For decks, the right schedule depends on the item type (permeating oil, water-based movie, and so on), the sun exposure, and how the wood was prepared. An excellent specialist will speak about your particular products rather than pushing a one-size-fits-all plan.

Finally, beware of specialists who suggest really regular full-house washes without considering the condition of the surfaces. On some older Arlington homes with brittle paint movies, you might be better with targeted spot cleanings and mindful hand work near vulnerable locations, instead of repeated whole-house cleans that accelerate paint failure.

How to select a Power Washer Arlington VA company

When you hire a contractor, you are trusting them with surface areas you can not easily or inexpensively change. Beyond cost, take a look at how they operate and communicate.

Here is a compact checklist that helps different experts from opportunists when you are comparing Power Washing Arlington VA providers:

- Ask for proof of liability insurance coverage and, if they have staff members, employees' payment protection. A legitimate business needs to supply this rapidly and without hesitation.
- Request current local recommendations, preferably within Arlington, and ask specifically about punctuality, protection of landscaping, and how the team dealt with any issues.

- Listen to how they describe their procedure for your particular surfaces. You wish to find out about soft washing for roofing systems and delicate siding, not simply high PSI numbers.
- Get a written estimate that plainly specifies what is included, what is omitted, and how they manage damage if something goes wrong.
- Watch their attention to information throughout the initial see or call. Somebody who inquires about water gain access to, drainage, and your concerns is most likely to appreciate your property.

If you live in a condo or HOA-managed community, confirm that the company understands any limitations on Pressure Washing Arlington VA activities, such as water usage rules, allowed work hours, or requirements for overflow control. Stopping working to inspect this can put you at odds with your management company, even when the professional leaves whatever else spotless.

Comparing DIY and professional services for typical Arlington projects

Sometimes it helps to see the compromises defined. Consider 3 extremely typical situations in Arlington and how doing it yourself compares with hiring professional Power Washing Services Arlington VA.

- Two-story vinyl siding with visible mildew: A DIYer with an electric maker may struggle to reach the upper stories from the ground and danger working from ladders with a live wand. An expert crew uses extension poles, downstream injectors for cleaning agent, and controlled rinse patterns, generally ending up in a few hours with consistent results.
- Shaded concrete steps and front walk with algae: You could lease a mid-grade machine and spend a day explore ideas and range, most likely ending with some spotting or missed out on areas. A professional utilizes a surface area cleaner, pre-treatment solution, and consistent strategy, achieving a more even end up and greatly minimizing slip risk.
- Aging wood deck that you desire prepared for stain: Aggressive do it yourself pressure washing can raise the grain, produce furred boards, and even gouge the wood. An experienced professional leans on detergents, brushes, and carefully chosen pressure, often followed by a brightener to prepare the wood for stain.

If your goal is standard cleaning and you are comfortable with some experimentation, do it yourself can be pleasing. If your top priority is protecting materials, preventing injury, and getting foreseeable results on the first shot, professional Pressure Washing Arlington VA usually justifies its expense, particularly when you factor in your time and the danger of mistakes.

Maintenance rhythm in Arlington's climate

One of the very best questions a homeowner can ask is not "Can you make it look brand brand-new?" but "How frequently should I really do this?" Over-cleaning can be as bothersome as neglect.

For most removed homes in Arlington, a full house wash each to two years is reasonable. Houses under thick tree cover or near busy roads pick up grime faster and might benefit from annual attention, while sunnier, more uncovered homes can extend to every other year with area cleaning in between.

Roofs usually need to not be dealt with unless there is visible natural development or staining. In our environment, that typically means every three to 5 years for issue areas, often longer for open, warm roofs. Decks depend more on sun and foot traffic than on strict calendar timing. Inspect every year. When water stops beading on the boards, or the color has faded substantially, it is time to tidy and recoat, not necessarily before.

Driveways, walks, and actions are best done as required. Watch for slickness and deep staining. Lots of Arlington house owners pair concrete cleaning with house washing for performance, scheduling both together every year or 2 so the residential or commercial property is refreshed at once.

By understanding what Power Washing Arlington VA can do, what tools and methods are proper, and how to balance do it yourself with expert assistance, you can keep your home tidy, safe, and attractive without overpaying or damaging the very surface areas you are trying to protect.

Wilsons Power Washing and Sealing provides power washing services

Wilsons Power Washing and Sealing cleans exterior surfaces

Wilsons Power Washing and Sealing restores property appearance

Wilsons Power Washing and Sealing seals concrete surfaces

Wilsons Power Washing and Sealing protects driveways

Wilsons Power Washing and Sealing cleans sidewalks

Wilsons Power Washing and Sealing washes residential properties

Wilsons Power Washing and Sealing services commercial buildings

Wilsons Power Washing and Sealing removes dirt buildup

Wilsons Power Washing and Sealing eliminates surface stains

Wilsons Power Washing and Sealing improves curb appeal

Wilsons Power Washing and Sealing seals paver patios

Wilsons Power Washing and Sealing maintains outdoor surfaces

Wilsons Power Washing and Sealing cleans decks and fences

Wilsons Power Washing and Sealing enhances property value

Wilsons Power Washing and Sealing prevents surface deterioration

Wilsons Power Washing and Sealing delivers quality workmanship

Wilsons Power Washing and Sealing provides reliable service

Wilsons Power Washing and Sealing extends surface longevity

Wilsons Power Washing and Sealing improves exterior cleanliness

Wilson's Power Washing & Sealing has a phone number of (571) 969-7761

Wilson's Power Washing & Sealing has an address of 3300 John Marshall Dr, Arlington, VA 22207

Wilson's Power Washing & Sealing has a website <https://prowasher.com/>

Wilson's Power Washing & Sealing has Google Maps listing <https://maps.app.goo.gl/KmR68CStcb1pj5m9A>

Wilson's Power Washing & Sealing has Instagram page <https://www.instagram.com/wilsonsllc/>

Wilson's Power Washing & Sealing has an LinkedIn page <https://www.linkedin.com/in/david-wilson-15525192>

Wilson's Power Washing & Sealing earned Best Customer Service Award 2024

People Also Ask about Wilson's Power Washing & Sealing

What power washing services does Wilson's Power Washing and Sealing provide for residential and commercial properties?

Wilson's Power Washing and Sealing provides professional power washing services that clean exterior surfaces, remove dirt and grime, eliminate surface stains, restore property appearance, and enhance curb appeal with

quality workmanship and reliable service

Can Wilson's Power Washing and Sealing seal concrete surfaces and protect driveways?

Yes, Wilson's Power Washing and Sealing specializes in sealing concrete surfaces and protecting driveways, helping prevent weather damage, reduce wear, and extend surface longevity through quality workmanship and reliable service

How does Wilson's Power Washing and Sealing restore property appearance?

Wilson's Power Washing and Sealing restores property appearance by cleaning exterior surfaces, removing mold, mildew, algae, dirt buildup, and eliminating surface stains from driveways, sidewalks, patios, and other outdoor areas

Why do customers choose Wilson's Power Washing and Sealing for exterior cleaning projects?

Customers choose Wilson's Power Washing and Sealing because of its commitment to quality workmanship, reliable service, attention to detail, effective power washing services, surface sealing expertise, and ability to protect driveways while restoring property appearance

Does Wilson's Power Washing and Sealing provide cleaning and sealing services for outdoor surfaces?

Wilson's Power Washing and Sealing offers comprehensive cleaning and sealing services for concrete, pavers, sidewalks, driveways, patios, decks, and other exterior surfaces to improve appearance and provide long-term protection with reliable service

Where is Wilson's Power Washing & Sealing located?

Wilson's Power Washing & Sealing is conveniently located at 3300 John Marshall Dr, Arlington, VA 22207. You can easily find directions on [Google Maps](#) or call at [\(571\) 969-7761](tel:(571)969-7761) Monday through Saturday 8:00am to 6:00pm

How can I contact Wilson's Power Washing & Sealing?

You can contact Wilson's Power Washing & Sealing by phone at: [\(571\) 969-7761](tel:(571)969-7761), visit their website at <https://prowasher.com/> or connect on social media via [Instagram](#) [Facebook](#) or [LinkedIn](#)

Conveniently located near Wilson's Power Washing & Sealing [Lincoln Theatre](#) a great theater with full food & drink menu. Catch a show and enjoy some great food while you wait.